

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R44597

Property Information

property address: 210 ROSS

legal description: SUBER #4, BLOCK 3, LOT 9 & PT OF 10

owner name/address: HUNN TRUST

THOMAS FRANK & FAYOLA HUNN TRUSTEES

210 ROSS ST

BRYAN, TX 77801-1227

full business name: H & K Printing Company

converted house

land use category: comm - retail

type of business: Print shop

current zoning: L-3

occupancy status: occ

lot area (square feet): 14160

frontage along Texas Avenue (feet): NA

lot depth (feet): 90

sq. footage of building: 2016

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

NO

NO

155

Improvements

of buildings: 3 building height (feet): 15/18 # of stories: 4/11

type of buildings (specify): Brick / metal storage shed x 2

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) Left

approximate construction date: 1958

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no

(specify) wood fence / play spaces

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: _____ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: _____

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: _____

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: _____

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

may be residential use as well

